

BOUVERET



Magnificent 3.5-room duplex at the Marina

CHF 895'000.-

Price of parking place(s) in addition



3.5



2



~151 m²

n° ref. **045031**



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis, 1820 Montreux

Charlie Gardien

+41 79 854 95 32

charlie.gardien@swsir.ch



SITUATION AND DESCRIPTION

Located in an idyllic setting in the heart of **the Marina du Bouveret**, this magnificent **duplex apartment** offers a unique living environment, combining modern comfort, brightness and breathtaking views of the quays.

At **rez**, the space consists of two distinct living areas, separated by a **modern, ergonomic kitchen** featuring **many storage spaces**.

The day space opens onto a **beautiful terrace overlooking the Marina**, ideal for enjoying fine weather and admiring the boats.

A **south-facing balcony** complete this level, as well as a guest wc.

On the first floor, the night space offers optimal comfort and a beautiful harmony between privacy and functionality. There's a bright first bedroom, ideal for an office or guest room, as well as a bathroom with

WC and washbasin. The upper part extends into a vast master bedroom with its own shower room and toilet, creating a true suite offering calm and independence. The whole benefits from a warm, Mediterranean ambience, enhanced by the natural light the apartment enjoys.

A **reduction** completes the storage spaces.

An outdoor parking space is available in addition for CHF 15'000.- and there is the possibility of renting a covered parking space with storage and 220V outlet for CHF 150.-/month or purchase at CHF 35'000.-.

A mooring space is also available for rent (8x2.75) with electrical outlet and water at CHF 3'500.-/year or purchase at CHF 75'000.-.

SURFACES

Living area ~ 151 m²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	1

ANNEXES

- One outside parking space in addition for CHF 15'000.-
- Possibility of renting a covered parking space with storage and 220V outlet at CHF 150.-/month or buying at CHF 35'000.-
- Possibility of renting a mooring space (8x2.75) with electrical outlet and water at CHF 3'500.-/year or buying at CHF 75'000.-

DISTANCES

Public transports	434 m
Primary school	371 m
Stores	604 m
Post office	460 m
Bank	439 m
Hospital	4696 m
Restaurants	137 m
Park / Green space	372 m

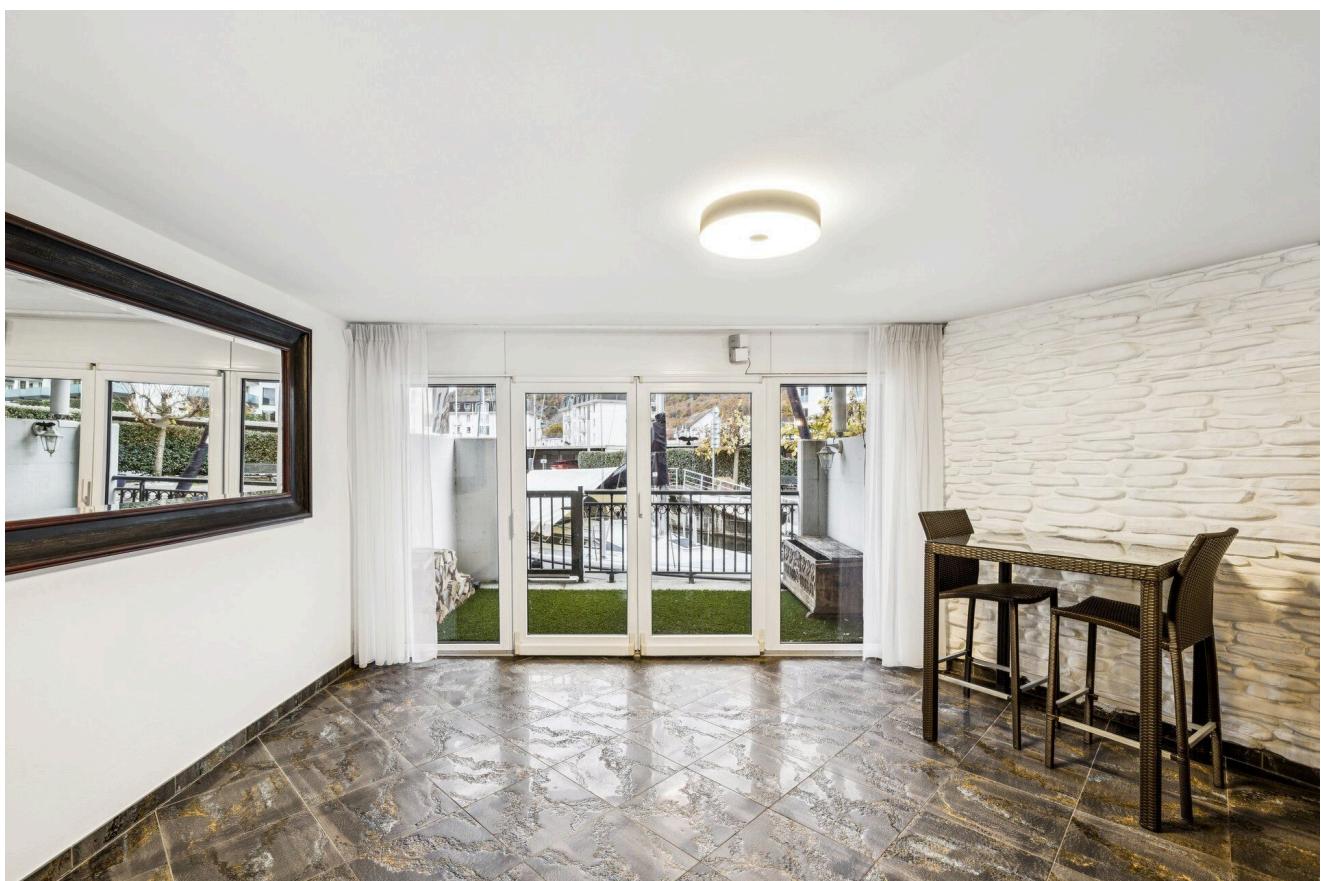
DISTRIBUTION

Ground floor

- Two distinct living areas, offering a beautiful separation between the living and dining areas
- **Ergonomic kitchen** with plenty of storage and a functional layout
- **Visitors' WC** close to the entrance
- **Spacious terrace** directly overlooking the Marina, ideal for enjoying the view and fine weather
- **South-facing balcony**, also offering a view of the Marina

1st floor

- **Luminous room** that can be used as a guest room, office or multi-purpose space
- **Bathroom** equipped with a **WC** and a **laundry column** (washing machine and tumble dryer)
- **Large master bedroom** with **en-suite shower room** and **WC**
- Warm atmosphere thanks to plenty of natural light



LOCATION

The property is located in **Bouveret, in the Marina**, a privileged setting on the shores of Lake Geneva. The commune offers excellent sunshine, quick access to the A9 freeway and efficient public transport (train and bus). Close to shops, restaurants and beaches, the location is ideal for vacationing or main residence.

INFORMATION

Year of construction	2006
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Harbour
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Near a golf course
- Hiking trails
- Bike trail
- Soccer pitch
- Water park
- Doctor
- Near customs

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Storeroom
- Parking

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Washing machine
- Dryer

FLOOR

- Tiles

CONDITION

- To be refurbished

ORIENTATION

- South

EXPOSURE

- Favourable
- All day

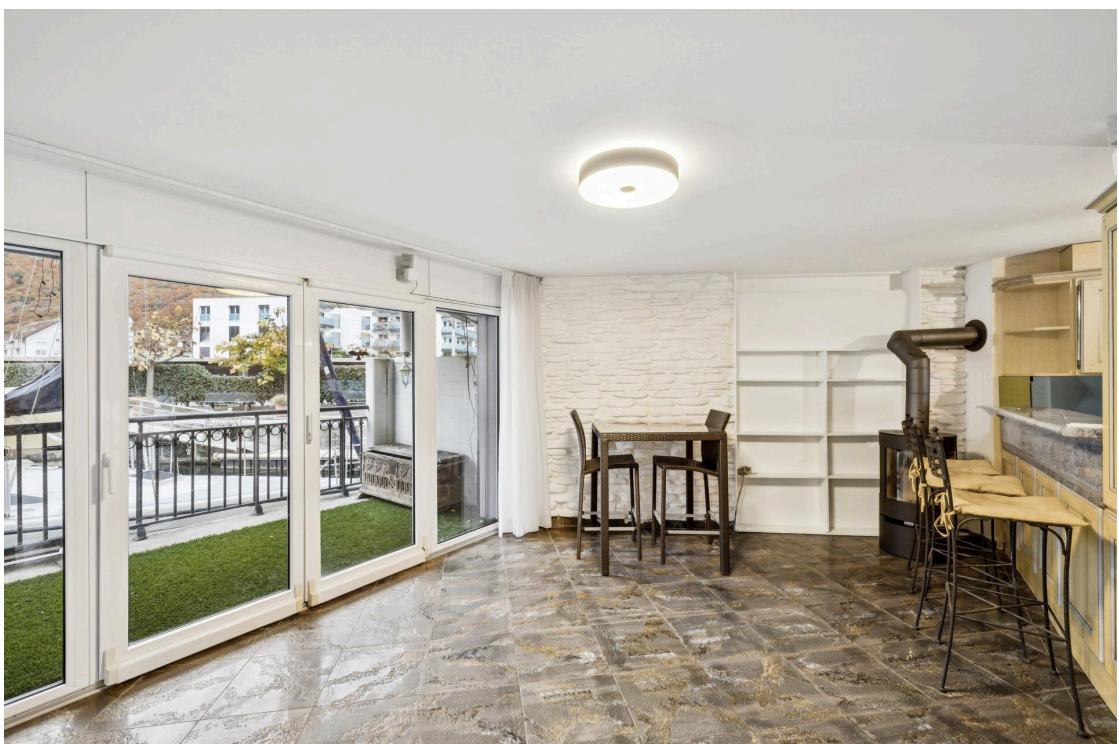
FINANCIAL DATA

Price	CHF 895'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 910'000.-
Availability	To be discussed

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VIEW

- Lake
- Park
- Forest
- Mountains

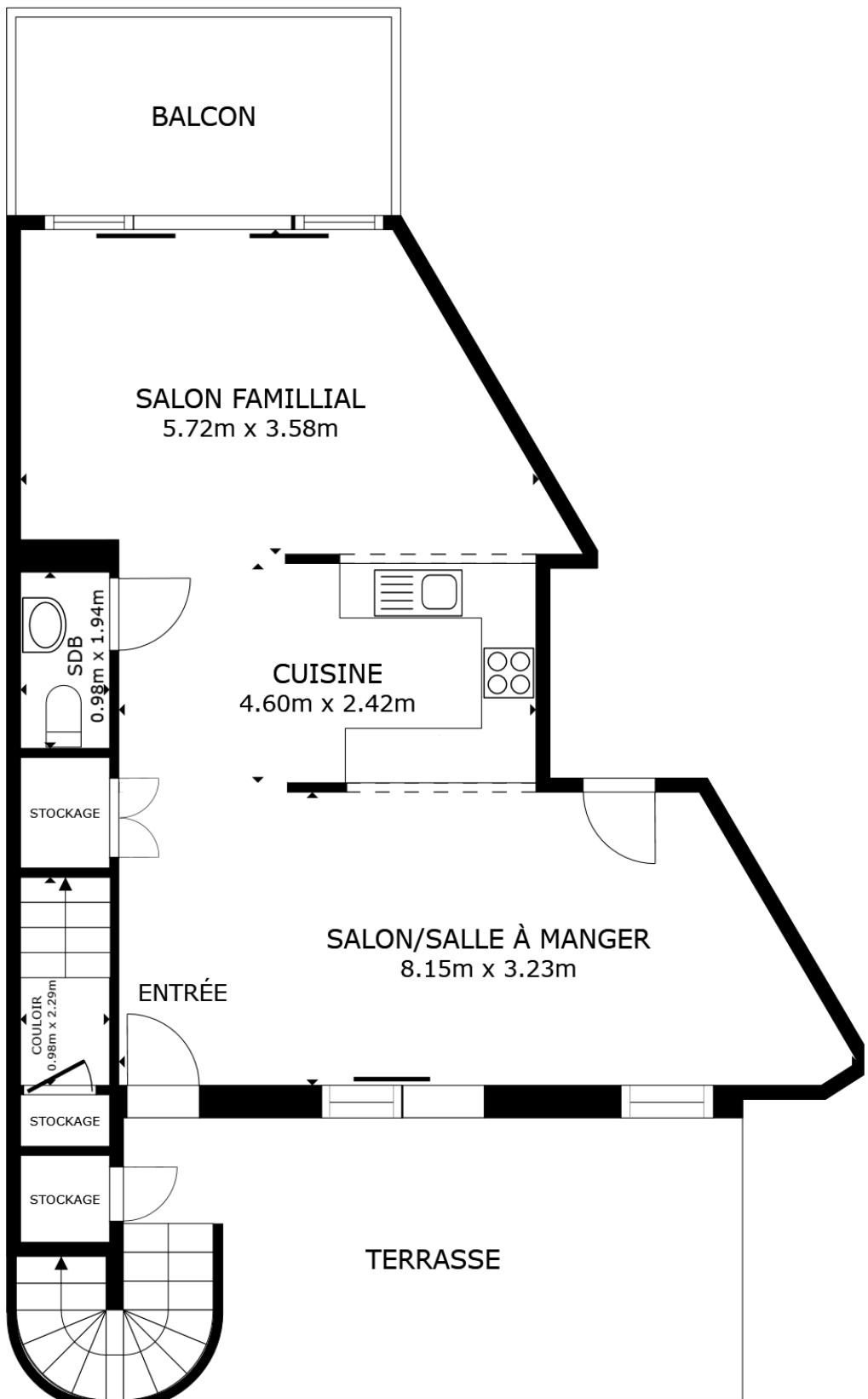








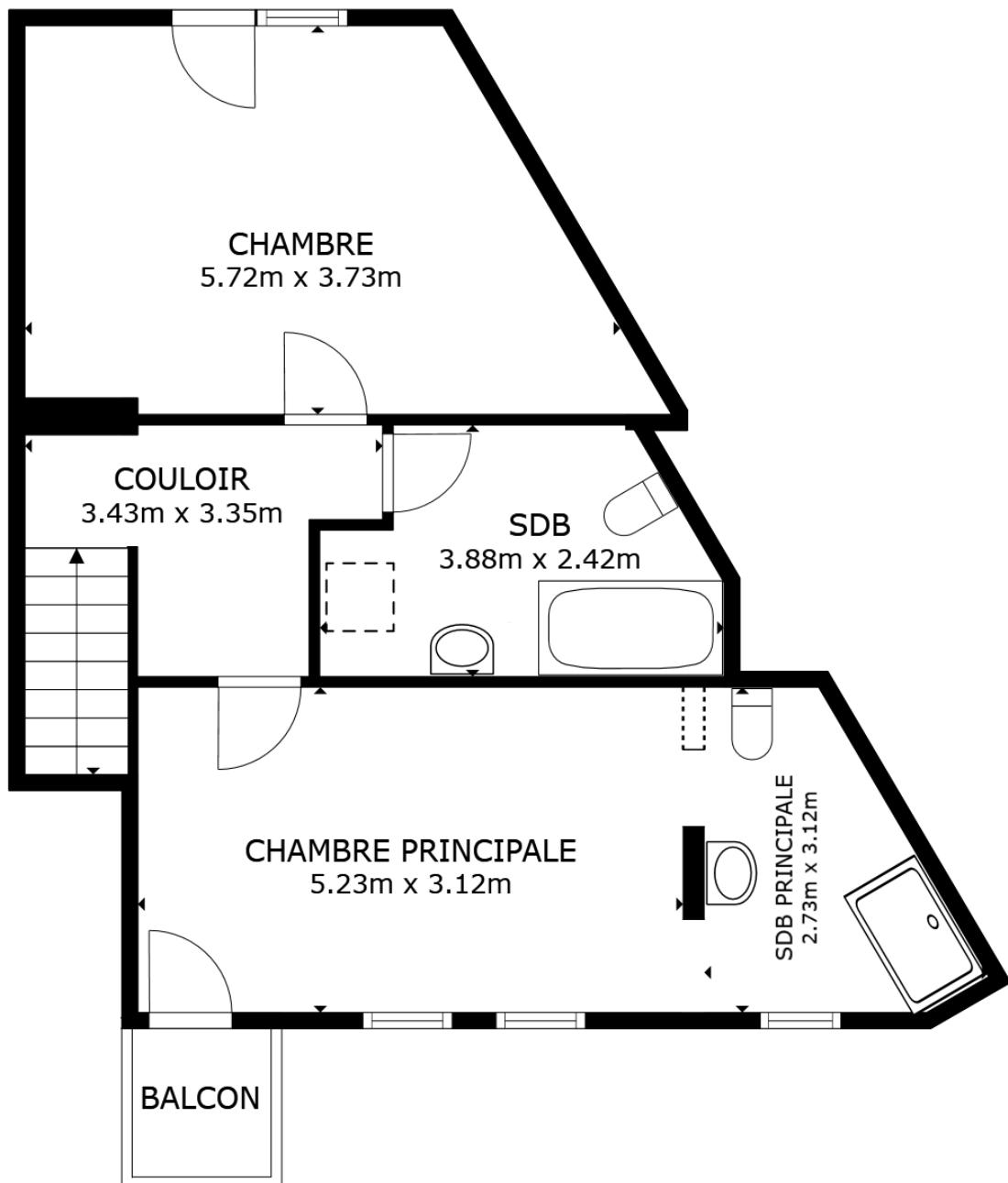




ÉTAGE 1

SURFACE INTERIEURE BRUTE
ÉTAGE 1 62.2 m² ÉTAGE 2 59.9 m²
SURFACES NON COMPRISSES : BALCON 9.1 m² BALCON 4.4 m²
SURFACE TOTALE : 122.1 m²

LES TAILLES ET DIMENSIONS SONT APPROXIMATIVES, LES DONNÉES RÉELLES PEUVENT VARIER



ÉTAGE 2

SURFACE INTERIEURE BRUTE
ÉTAGE 1 62.2 m² ÉTAGE 2 59.9 m²
SURFACES NON COMPRISSES : BALCON 9.1 m² BALCON 1.5 m²
SURFACE TOTALE : 122.1 m²

LES TAILLES ET DIMENSIONS SONT APPROXIMATIVES, LES DONNÉES RÉELLES PEUVENT VARIER